Karen Johnson Davidson County
Batch# 975893 DEEDWARR
03/01/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20230301-0014658

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Solomon Bell and Zachary Bell	New Owners	
(NAME)	(NAME)	
4928 Aviemore Drive		161-01-0B-042.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CASTILLE REA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY BELL AND KATHLEEN SOLOMON BELL, HUSBAND AND WIFE AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Final Plat of Phase One - Section Two Aberdeen Woods (a Planned Unit Development) of record in Plat Book 9700, Page (s) 739 and 740, and Plat amendment recorded in Instrument No. 20141205-0111657, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Trenton Webb and Claire Jeanne Rabideau, both unmarried, by Warranty Deed from John M. Morgan and wife, Janet L. Morgan of record in Instrument No. 20040406-0038796, Register's Office for Davidson County, Tennessee, dated April 02, 2004 and recorded on April 06, 2004.

Being the same property conveyed to William Trenton Webb and Claire Jeanne Webb, husband and wife, by Quitclaim Deed from William Trenton Webb and Claire Jeanne Webb formerly known as Claire Jeanne Rabideau of record in Instrument No. 20100322-0021179, Register's Office for Davidson County, Tennessee, dated March 08, 2010 and recorded on March 22, 2010.

Being the same property conveyed to Castille Rea Holdings, LLC, a Delaware Limited Liability Company by Warranty Deed from William Trenton Webb and Claire Jeanne Webb, husband and wife, of record in Instrument No. 20220719-0082294, Register's Office for Davidson County, Tennessee, dated July 14, 2022 and recorded on July 19, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4928 Aviemore Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of February, 2023

CASTILLE REA HOLDINGS, LLC

BY: _____

BRUCE JOHNSON-CASTILLE, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bruce Johnson-Castille, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Castille REA Holdings, LLC, and that he as such Member of Castille REA Holdings, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Castille REA Holdings, LLC.

Witness my hand and official seal this 27th day of February, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/27/2023.

D. Shayne Adair

3/1/2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 **day of** March, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026